

DEVELOPMENT SUMMARY

The site is currently zoned as **BP100 - Business Park 100**.

Existing / Proposed Use
Vacant Commercial PUD Lots/ Office Space

Parcel Size (Ac.)
1.4

Land Use	Sqft		
	Tenant 1	Tenant 2	TOTAL
Office	6,606	3,149	9,755
Warehouse	1,526	4,724	6,250
TOTAL	8,132	7,873	16,005



Dimensional Requirements			
Item	Requirement	Required	Provided
Setbacks			
Front (Ft.)	25	25	74.0
Rear (Ft.)	10	10	31.5
Side-Interior(Ft.)	10	10	65.1
Side-Street (Ft.)	25	25	38.7
Min. LSR ¹ (SF)	25% of Parcel	15,660	18,755
Min. Parcel Area (Ac)	1	1	1.4
Min. Street Frontage(Lf)	125	125	261
Max Bldg Ht. (Ft.)	100	100	35

1) LSR = Landscape Surface Ratio

Parking Requirements			
Item	Requirement	Required	Provided
Office	3 spaces/1,000 sf	29	
Warehouse	1 space/ 1,000 sf	6	
TOTAL		36	36
Bicycle Parking	1 space/15 car spaces	3	3

Landscape Requirements			
Item	Requirement	Required	Provided
Street Trees	1/50' of Street Frontage	10	10
Landscape Surface (Plant Units)	1.25 Plant Units/1,000 sqft of Required LSR	19.57	TBD
Parking Lots	1 Tree/6 Spaces	6	7
Parking Buffer	3' Ht. Min. Masonry Wall, Berm, or Hedge	3' Ht. Min. Masonry Wall, Berm, or Hedge	TBD

DRAINAGE LEGEND

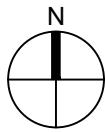
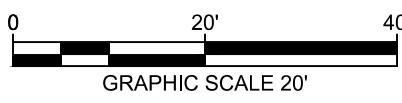
-  DRAINAGE FLOW PATH
-  STORM SEWER INLET

THIS SITE PLAN IS CONCEPTUAL AND FOR REFERENCE PURPOSES ONLY.

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CROSSLAND COLORADO OFFICE - PRELIMINARY SITE PLAN D

1" = 20'-0"



NO.	DATE:	REVISION	BY:
2	3/3/2023	UPDATES PER COMMENTS FROM CIVIL	
1	1/25/2023	RESPONSE TO PRE-SUBMITTAL REVIEW COMMENTS	

Project No.: 13038R22004
Issue Date: 3/3/2023
Drawn By: ZY



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NOT FOR CONSTRUCTION

DATE: 3/3/23

SHEET NO:

SK-101